STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS
BUILDING SURVEYORS & CERTIFIERS
SYDNEY • MELBOURNE • BRISBANE • CANBERRA

MELBOURNE
Project Experience
Capability Statement

Steve Watson & Partners provides professional building code consulting and approval services. We have extensive experience managing compliance in all types of building and construction projects throughout Australia.

Penguin Parade Visitors Centre, Summerlands

Monash University Biomedical
Learning and Teaching Building Project
Clayton Campus - Building 13

Industry Leaders in Performance and Prescriptive Approaches to BCA Compliance

Steve Watson & Partners is a well recognised and respected, Australian owned and operated, Building Code Consulting and Approvals Service. Our hard-working and highly qualified team has extensive experience in all types of construction and redevelopment projects.

We are proud that our proven, professional building code consulting and approvals service has contributed to the construction or redevelopment of many iconic Australian landmark buildings. At its core, our service reduces stress and adds value, through our timely and methodical pro-active approach to the auditing of concept and design details. It is our job to minimise construction and compliance risks via a rigorous inspection and review process.

Established in 2002, all our principals and senior staff are accredited to the highest level in their respective states and territories. We have over 60 staff members spread across four offices, and accreditation in NSW, Victoria, Queensland and the ACT. Our wealth of experience allows us to audit concept and detail designs, in addition to managing construction and compliance to the highest standard.

Our Key Strengths Include:

- A team of motivated professional staff who understand our clients requirements
- A high level of expertise in performance and prescriptive approaches to BCA compliance
- An ability to provide the maximum possible protection against the risk of design or construction errors through
- A reputation for integrity amongst councils and fire brigades. This facilitates clear, efficient communications with these authorities, saving clients time and stress.

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Our Services

Concept Design

- Pre-DA audits of new works to ensure design optimisation
- Pre-DA audits of existing structures to identify and recommend appropriate upgrading regimes
- Liaising with Councils
- Advice on performance-based compliance strategies

Building Approvals and Construction Certification

- Issuing building approvals and construction certification for any type of project
- Issuing building approvals and construction certification for fit outs and other eligible projects where Council DA is not required
- Acting as principal certifying authority for any project
- Issuing Strata Certificates in NSW

Cladding Audit and Replacement

- Audits of existing buildings for combustible cladding
- Assessment of cladding types
- Liaison with Fire-engineers to determine the most cost effective and appropriate retention/replacement strategy
- Approvals for cladding replacement projects
- SWP carry full insurance cover for all cladding assessment and replacement services.

Technical Due Diligence

- Audits and reports on existing buildings
- Preparation of Capex forecasts, upgrading regimes and prioritisation of works

Existing Building Upgrades

- Audits of buildings against current code requirements
- Fire upgrading strategies for existing buildings
- Dealing with Councils and negotiating the scopes of fire orders
- Oversight and certification of rectification works

Other Services

- Expert witness services in court disputes relating to building regulations, building approvals, fire safety, building approvals and quality
- Issue of Strata Certificates in NSW
- Subdivision of Existing Buildings (Regulation 503) in Victoria
- Preparation of annual fire safety statements on behalf of building owners, including inspections and review of maintenance work

Australia-wide, from pre-DA to completion and beyond, our team has the professional skills and relevant experience to help make your project a success.

No question is too small, no problem too big.

City of Greater Geelong Civic Building

SWP Melbourne
Project Experience

Our certifiers have experience managing compliance in all types of building and construction projects, from various sectors including health care, commercial, residential through to educational, retail and entertainment. On the following pages are some of SWP's Victoria based projects that our Melbourne team have proudly contributed to.

SECTORS

Residential

Aged & Health Care

Office & Commercial

Educational Establishments

Community Projects

Monash University Chancellery Building
Clayton Campus Interior

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889 Collins Street, Docklands

$176 million dollar project involved the construction of double tower style, multi storey residential building development comprising 538 apartments over 24 and 30 storeys.

With a 5 storey interconnected podium area containing car parking, retail and commercial tenancies, pool, gym and entry lobby. SWP Melbourne were the Relevant Building Surveyors on this landmark project for Lend Lease.

SWP Melbourne were the Relevant Building Surveyor on this multi-storey residential development.

Value: $176M
Client: Lendlease
Year: 2017

883 Collins Street, Docklands

Construction of a $173 million landmark residential development comprising of 480 residential apartments over two towers, ground floor retail & restaurant tenancies inc. SOHO's on the Yarra River side.

Other facilities include a ground floor swimming pool, soft and hard landscaping on the common area podium, storage for the resident & visitor bikes plus an above ground multi-level car park for approximately 380 cars. Y4 is located adjacent the Y5/ Y6 project which Steve Watson and Partners completed in 2017.

Safety Issues Addressed:

Steve Watson & Partners, in collaboration with the project fire engineer was able to contribute to the rationlisation of the following matters:

- Reduced fire resistance throughout the whole development
- Extend travel distances to exits and between exists
- Rationlisation of stair pressurization to fire isolated stair serving 3 basement levels
- Internal discharge of all fire isolated stairways
- Provision of glazed doors between residential and carpark areas
- Extended residential corridor lengths
- Separation of alternative exits to scissor stairs to be <9m
- Horizontal exits (only) to ground level carpark areas

SWP Melbourne were the Relevant Building Surveyor on the construction of this two tower, 480 residential apartment development.

Value: $173M
Client: Lendlease
Year: 2017

Parc Vue and Botanic, Bundoora

This $85 million development is located at 1091 Plenty Road, Bundoora

This project involves the construction of a 5 tower residential development over 8 storeys comprising of 400+ apartments, a retail precinct and 3 levels of basement parking.

Safety Issues Addressed:

Steve Watson & Partners, in collaboration with the project fire engineer was able to contribute to the rationlisation of the following matters:

- Reduced fire resistance throughout the whole development
- Extend travel distances to exits and between exists
- Rationlisation of stair pressurization to fire isolated stair serving basement 3 levels
- Internal discharge of all fire isolated stairways

SWP were the Relevant Building Surveyor on the construction of this 8 storey residential building comprising 400+ residential units

Value: $85 M
Client: MAP Architecture
Year: Current

Frankston Hospital Redevelopment

Acting as Consulting Building Surveyor, SWP are currently working on the redevelopment and expansion of Frankston Hospital which will consist of:

Brownfield campus with a new acute services tower (c 15 stories) providing the hospital with:

- A new main entrance to support enhanced wayfinding for patients
- Delivery of 454 Points of Care (replacing existing 322 POC and adding 132) including capacity for 419 beds, 355 fitted out and 64 as shell space (replacing 298 beds and adding 121)
- Expanded women's and children's health services, including maternity services
- A women's and paediatric clinic
- Improved oncology facilities
- Enhanced mental health services

- An additional 2 operating theatres
- A redeveloped Central Sterile Services Department (CSSD)
- A redeveloped Medical Imaging department
- A reconfigured Emergency Department
- Refurbishment of allied health

Other clinical and administration support areas will include satellite pharmacy and an Endocrinology Centre. SWP are the Relevant Building Surveyors on the Sunshine Hospital project which is due to commence in 2016.

- Emergency Department Mental Health and Alcohol and Other Drugs (MH and AOD) Hub
- Paediatric Zone

SWP are the Consulting Building Surveyors, on the redevelopment and expansion of Frankston Hospital.

Value: $600M
Client: Multiplex
Year: 2021- Ongoing

Ballarat Health Service
Ballarat Hospital Redevelopment

Acting as the consulting building surveyor for the master plan design stage for Lyons, this project consisted of options for redeveloping and extending part of the existing Ballarat Base Hospital and Queen Elizabeth Centre complex and constructing a new fit for purpose Health Care Centre at the premises.

Below are some of the features this project will include:

- A new emergency department
- A modernised acute mental health facility
- An expanded intensive care unit
- A women and children's hub
- An expanded critical care "hot floor"
- At least an extra 100 inpatient beds
- Capacity to treat at least 18,000 more emergency patients and an extra 14,500 inpatients each year.

Steve Watson & Partners provided consultancy advice on this project for Lyons Architects and Ballarat Health Service

Value: $461.6M
Client: Lyons Architects
Year: Current

Royal Melbourne Hospital Facilities (x2)

This project includes the building works associated with 2 Royal Melbourne Hospital facilities in Victoria:

Sexual safety project

- Northern hospital IPU 1 and IPU 2 – combined BP
- Broadmeadows IPU
- Sunshine Adult Acute unit IPU - combined with Sunshine Adult secure unit
- Orygen Youth IPU
- John Cade Unit IPU

RAC project

- Cyril jewel
- Boyne Russell
- McLellan house
- Merv Irvine

Value: TBC
Client: Royal Melbourne Hospital
Year: 2021 - Ongoing

Development of 10 New Community Hospitals Across Victoria

The Victorian Government has committed $675 million to build ten community hospitals close to major growth areas. These community hospitals will improve the way public healthcare is delivered in suburban and regional Victoria, providing more access to in-demand services, closer to home.

Value: $389.670 **Client:** Multiplex Australasia **Year:** 2021 - Ongoing

The 10 locations of the community hospital sites are:

1. Cranbourne
2. Craigieburn
3. Phillip Island
4. Sunbury
5. Eltham
6. Fisherman's Bend
7. Pakenham
8. Point Cook
9. Torquay
10. Whittlesea

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Monash University Chancellery Building, Clayton Campus

This $60 million project comprises of the construction of a new 4 storey Chancellery building (6,380m² GFA approx) with associated basement carpark and infrastructure located at Monash University, Clayton.

Safety Issues Addressed:

Steve Watson and Partners, in collaboration with the project fire engineer was able to contribute to the rationlisation of the following matters:

- Provision of glazing to fire stairs
- Extend travel distances to exits and between exists
- Internal discharge of all fire isolated stairways
- Rationlisation smoke exhaust systems within carparks
- Rationalise BCA atrium provision

Steve Watson & Partners were the Relevant Building Surveyor on the construction of a 4 storey Chancellory building at Monash University

Value: $50.2 M
Client: Monash University
Year: Current

City of Greater Geelong Civic Accomodation Building

Construction of a new 5 storey Civic Accommodation building and an additional 10 storey extension office expansion building

Value: $89M
Client: City of Geelong
Year: 2019 - Ongoing

1-9 Sackville Street Collingwood

Construction of a new 9 level commercial office building with associated basement car parking.

Value: $20M
Client: Idle Architecture Studio
Year: Current

Monash University Biomedical Learning & Teaching Building Project, Clayton Campus - Building 13

This $95 million project for Monash University comprise of a new learning and teaching building at Monash University, Clayton Campus.

This project involved the extensive refurbishment of the Monash University's existing Building 13 Complex with new building works and extensions of existing buildings.

Located in the south west precinct at the Clayton Campus complex, Building 13 occupies a large footprint of approximately 13,300m2. It comprises six conjoined perimeter buildings.

Also included as part of this project was the construction of a purpose built Learning and Teaching Building on a site adjacent to and slightly overlapping Building 13.

The new building will accommodate all teaching currently undertaken in the Building 13 complex and Building 53. In addition the new building will provide an opportunity to create informal learning facilities to support MNHS students and create a sense of place and space similar to that achieved in the university's science faculty.

Steve Watson & Partners are the BCA Consultants on this project for Monash University

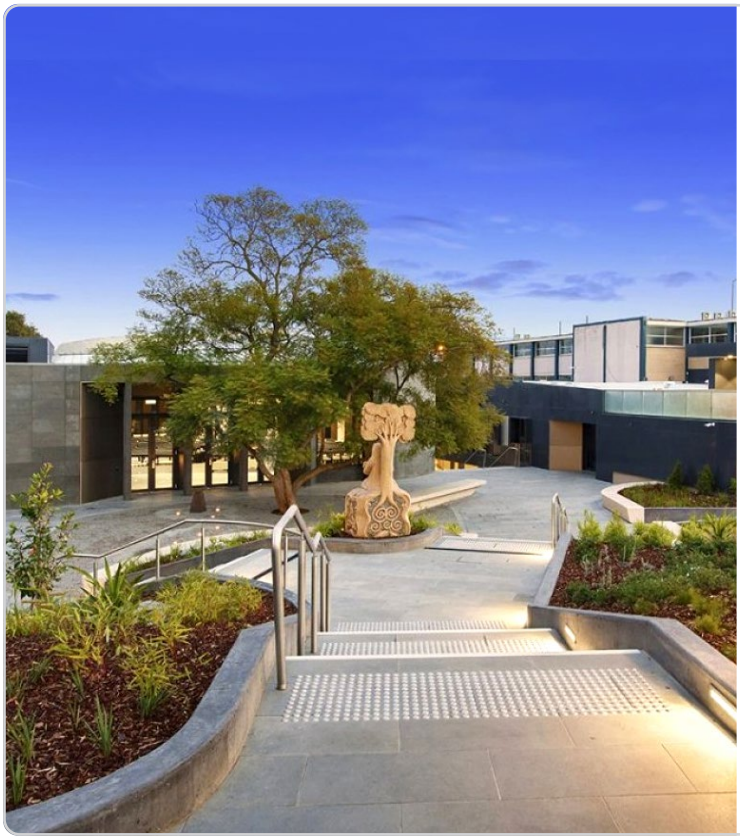
Value: $95M
Client: Monash University
Year: Current

Mount Ridley Specialist School

This project includes the construction of the new Mount Ridley Special School located in Craigieburn which will include the following;

- new admin building,
- community building
- junior and senior learning bBuildings
- associated site works and landscaping

Value: $21.1M
Client: Clarke Hopkins Clarke
Year: 2018



St Bernards Senior School

Construction of a new senior school building at St Bernard's College, Essendon West. This comprises of

- Maintaining a student pick up drop-off area off Rosehill Road
- Create a school pick up/ drop off that loops under the building
- Convert car park into student bike parking
- Maintain landscape link to emergency road from Level 1
- Amphitheatre increase capacity from 240 to 280 students
- Community building
- Junior and senior learning buildings
- Associated site works and landscaping

Value: $12M
Client: MP PM
Year: 2020 - Ongoing

Vietnamese Museum Australia

Dedicated to the Vietnamese diaspora, the Vietnamese Museum Australia (VMA) has been an aspiration of the Vietnamese community over the last two decades and will be the first Vietnamese museum in Australia

Located at 220 Barkly Street, Footscray this new museum development will include the following across four levels:

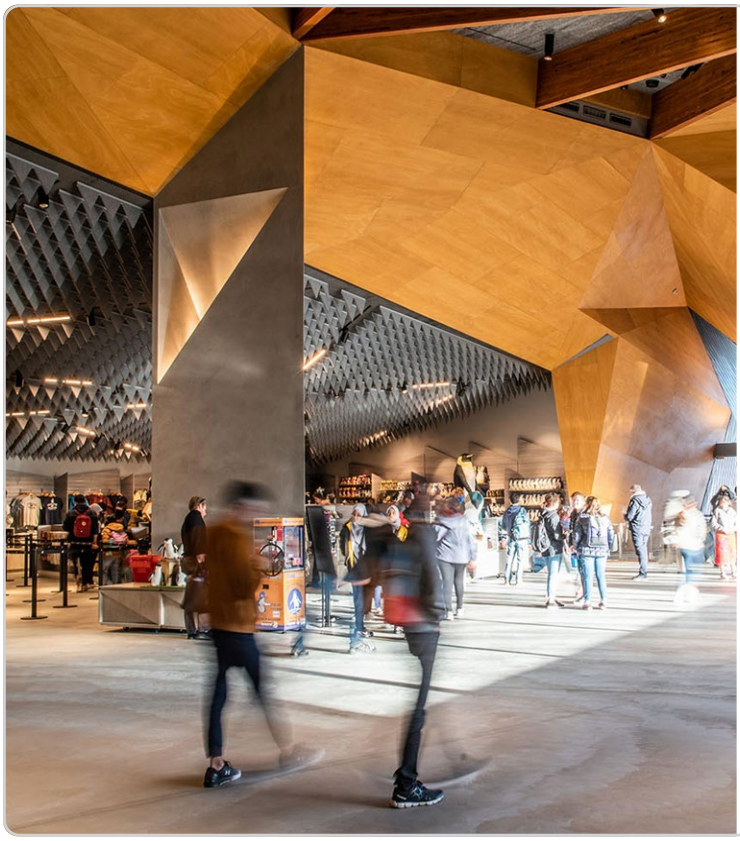
Ground Reception, social service area and gift shop
Level 1 A multicultural hub and kitchen
Levels 2 & 3 Presentation space and exhibition space
Level 4 A shrine and a roof terrace

The development will also include the construction of a feature (memorial) wall extending from the ground floor to level 3 running through the building's atrium.

Value: $58M
Client: Terroir
Year: Current

SWP are the appointed Accredited Certifier / Principal Certifying Authority on this project

The VMA will be an important part of the ongoing journey of the Vietnamese Australian Community



Penguin Parade Visitors Centre, Summerlands

Construction of the new Penguin Parade Visitors Centre which will include the following facilities; arrival hall, restaurant and café, retail outlets, education centre, theatrette, ecological interpretation centre, cultural history interpretation centre, special tour group lounge, premium tours lounge, general staff facilities and carparking for 698 cars and 58 buses.

Value: $58M
Client: Terroir
Year: Current

Australian Islamic Centre of Newport

Construction of Place of Worship (Mosque), Library, Female Recreation Areas & Imam's Residence.

Value: $12M
Client: Hobson Bay City Council
Year: Current

Our Team

Our senior management team and every member of our staff pride ourselves in being part of one of Australia's leading certifier and building surveying organisations.

All principals and senior staff are accredited to the highest possible level in their respective states and territories.We are passionate about our work, motivated for our clients and projects and approachable in our day to day business dealings.

We believe our decades of experience can help ensure a successful result for any project. Please contact us with any questions you may have, we look forward to the opportunity of working with you.

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